



7330 Mississauga Road



Property Overview

Business Park:	407/Mississauga Road Business Park [Mississauga]
Address:	7330 Mississauga Road
Location:	Unit 1
Rentable Area (SF):	215,753
Description:	New construction located in 407/Mississauga Road Business Park. The building will include a 36' clear warehouse with LED lights, 29 shipping doors, 2 drive-in doors, and parking for 155 cars and 13 trailers.
Availability:	Q4 2021
Asking Rate:	\$9.95
Rental Rate Notes:	Based on a ten (10) year term and single occupancy Year 1 \$9.95 per sq. ft. per annum with 3% annual escalations.
Additional Rent:	\$3.21
Additional Rent Breakdown:	Taxes: \$ 2.17 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 0.49 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement: \$ 0.02 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.08 per sq. ft. per annum (2019 Estimate)



Specifications

Space Type:	Industrial
Site Area:	14.17 Acres
Rentable Area (SF):	215,753
Area Notes:	Office Area: 4,315 sq. ft. Sprinkler Room: 836 sq. ft. Electrical Room: 420 sq. ft. Warehouse: 210,182 sq. ft.
Features:	Clear Height: 36'-0" to u/s steel Typical Bay: 38'-6" x 41'-8" Staging Bay: 60'-0" Slab: 8" thick concrete Shipping Doors: 29 truck level doors Drive-in Doors: 2 Fire Protection: ESFR Power: 1,600 Amps
Parking:	155 Cars, 13 Trailers

Location Map



Contact

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